These Be The Unique And Attractive **Features**

of tenant ownership in the elevator apartment houses AT NOS. 17 AND 19 EAST 95TH STREET Between 5th and Madison Avenues.

(1) SIMPLICITY

The tenant-owner is a tenant under virtually the same conditions as exist in ordinary tenancy.

(2) LOCATION

These well built houses are in the "Social Centre" of the city, in a restricted block occupied by highest class private dwellings.

(3) LOW RENTS

The apartments are seven rooms and bath, readily convertible into smaller suites if des red. The rents run from \$70 to \$100 per month. The rental value is from \$120 to \$165 per month, so that in three years the entire cash investment is repaid by the difference between the rent paid and the rental value.

(4) SMALL CASH PAYMENT

The cash payment required runs from \$1680 to \$2400, according to the desirability of the apartment. This is equivalent to purchasing a 7 room dwelling in the Social Centre of the city on a cash payment of from \$1680 to \$2400.

(5) LAND VALUE

a striking contrast to the usual tenant-ownership plan is the fact that 80% of the selling price is land value, which latter is increasing at a rate which will soon equalize the selling price.

We have sold a goodly number of these apartments. We offer the balance remaining to equally good tenants. The selling and leasing plan is most simple and equitable

> WILLIAM CRUIKSHANK'S SONS Singer Building. Telephone Cortlandt 5194.

> > REAL ESTATE—OUT OF CITY.

Long Island-Sale or Rent.

Long Island—Sale or Rent.

AN IDEAL HOME

at an attractive price; 8 rooms, 2 baths.
This charming Dutch Colonial is located on a beautifully landscaped plot, 6 minutes from the station and 29 minutes by electric train service from New York; interior woodwork is white with mahogany stained doors; oak floors throughout, built in tiled baths and every other modern appointment. Cash required \$5,000, balance to responsible people on reasonable terms. Phone or write for photo, plans and card of inspection. E. G. REYNOLDS, room 1314, 52 Vanderbilt av.; telephone Vanderbilt 8485.

GOOD GROUND-125 acres, unimproved; price and terms reasonable. BULKLEY & HORTON CO., 585 Nostrand av., Brooklyn.

HOMES IN LONG ISLAND, all sections and prices. See us first. J. CLARENCE DAVIES, "Homes Within the Hour," 32 Nassau st. John 1171.

HOMES, \$8.500 upward; easy terms. HYDE & BAXTER, Port Washington, L. I.

Westchester-Sale or Bent.

NEW ROCHELLE -In beautiful Beechmon

NEW ROCHELLE.—In beautiful Beechmont, magnificent home, 8 rooms, 3 baths; interior charmingly arranged; spaclous bedrooms; porches, &c.; house constructed of clapboards on the Colontal design; beautiful grounds with plenty of shrubs and shade trees; garage; see this bargain and make offer. DRUMMOND, 17 W 42d st. Tel. Murray Hill 7328.

NEW BUNGALOW in a beautiful bungalow colony in South Yonkers; 7 rooms, bath.

colony in South Yonkers; T rooms, bath, steam heat, gas, electric lights; ready in about two months; plot 75x109; room for garage, driveway built; price \$16,000; convenient to subway and railroad. THOMAS S. BURKE, Flagg Building, Getty square, Yonkers, N. Y.

ONE family house at Bronxville, N. Y.: plot 50x117; 7 rooms, 2 baths, parquet floor stone mantel, shower bath, garage, sun par for, sieeping porch; best place at Bronxville E. FRANK, Architect and Builder. Phone Youngar, 1986.

WHAT ARE YOU GOING TO DO OCT. II Homes all sections and prices. Avail your-self of our "Homes Within the Hour" service. J. CLARENCE DAVIES, 51 E. 42d. Vandhir 9744.

Yonkers-Fine home, 10 rooms, parquet floors, hot water heat, glass porch; private garage next door; plot 50x100; immediate possession; \$17,500. 778 N. B'way. Tel. Yonkers 3015.

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BERKSHIRE HILLS.—Bungalow; also farm, dwelling and buildings; modern improvements; 135 acres; cheap to close estate. S. G. TENNEY, Williamstown, Mass.

EASY terms; owner's business takes him out of town; will sacrifice new six ron home, just decorated; open fireplace; all improvements, sewer; plot 10x150; four minutes station; half hour New York. Box 18, Maywood, N. J.

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OWN YOUR APARTMENT

CO-OPERATIVE PLAN. 10 tenants, by paying from \$2,775 to \$3,850 each, will jointly own the fine modern

apartment house 1600 Bedford Ave., Brooklyn

on co-operative tenantownership plan, and thereafter pay nothing but their proportionate share of the actual operating expenses. After payment of the second mortgage; these are about

\$5.85 a month for 4 rooms, bath \$7.30 a month for 5 rooms, bath

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OWNERS 201 Brondway, N. Y. Worth 1795.

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Clinton Trading Corporation,

TOREST HILLS GARDENS, LONG ISLAND. Two splendid elevator bulliana.

ments, 1-2-3-4-5 rooms, 1-2 baths, \$960 to
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MENT, by the station, 15 minutes from
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BEVEN story office building, above 20th at.;
rents \$15,780; February, 1921, rents \$22,000; price \$110,000, SHARUM, 170
Broadway.

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PRIVATE DWELLING FOR SALE, 11 W. 83d st., 4 story and basement, 15 rooms, 4 baths; plot 20x102; peasession 80 days; excellent location; price 330,000; first mortgage 420,000. Box B H, 1515 3d av.

41 West 97th st.—14; story dwelling; bargain; possession. SHARUM, 170 Broadway. gain; possession. SHARUM, story dwelling; cheap; 51 West 113th st. 314 story dwelling; cheap; postession, SHARUM, 170 Broadway.

West of 8th Av.

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FOR SALE—Unusually attractive all year home, new Colonial brick dwelling, with garage; first floor has large living room, dining room, kitchen; extra tollet and laundry in basement; second floor, three bedrooms, tiled bath; interior finished throughout in white enamel woodwork and mahogany finished doors; parquet floors throughout; hot water heat, gas, electricity; sewer, &c.; restricted section; no assessments; 5 minutes' walk to large park and bathing; one block express station, 15 minutes Grand Central; 5 cent fare; \$5,000 cash required, balance on terms. For pian and phote call, write or phone J. S. WITHERS, 52 Vander-Bilt av. New York, room 1314. Phone Vanderbilt 9484.

FACTORY OR SHOP FOR SALE.

Three story building, erected on six lots, aculpped with steam and electricity; four large sheds or storage houses, garage; plenty of space; WILL SACRIFICE; MARE AN OFFER. BUCKNER REALTY COMPANY, 643 Communipaw av., Jersey City.

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GENTLEMAN'S country estate, 25 miles; accessible three railroads; fine mansion, 15 rooms, four baths; tenant's house, numerous outbuildings; 65 acres good land, main road; will take small private house nearby commutins or Manhattan and about \$50,000 cash for above property; worth \$100,000. H. H. AITHUR, 12 John st., New York.

HOUAE: near station.

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AN UNUSUAL OPPORTUNITY AT
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Farm and country home, 13 acres, fronting
two highways, all cleared; orchard: large 8
rooms house, outbulldings, fine well; mile to
shore and trolley; 89,500; \$3,000 cash, balance gany terms. EDWIN N. ROWLEY,
Sorthport, L. I., or \$7 West 54th st.

Above 50th St .- 5th Av. to North River HENDRIK HUDSON

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\$7,500 AND UP

BUYS AN APARTMENT OF 6 TO 9 ROOMS PERPETUAL FREE RENT AND DIVIDENDS ? THEN WHY PAY RENT

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4 TO 7 ROOMS. Positively no assessments, as all rentable apartment leases

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SPRINGFIELD, L. I.—Houses and lots, bargains. SCHABEHORN, opposite station. Telephone Springfield 1817. WHAT ARE YOU GOING TO DO OCT. 19 New Jersey-Sale or Rent. Homes all sections and prices, Avail your-selves of our "Homes Within the Hour" ser-vice. J. CLARENCE DAVIES, 32 Nassau st. John 1171. MODERN nine room house, all improvements five minutes from train and trolley lines: \$8,000. BUSCH, Highwood av., Englewood. N. J.
OWNER will sacrifice fine suburban residence, 9 rooms, 2 baths; all improvements.
S. B. MORSS, 26 Cortlandt st.
RARE Opportunity.—Brick buildings facing two streets, 231 Washington st., 230 Court st., Hoboken: lot 25x100; store, 2 flats above the state of the state basis. HOMES IN WESTCHESTER, all sections and prices. See us first. J. CLARENCE DA-VIES (Hornes Within the Hour), 51 East 42d. Murray Hill 9044.

HIDGEWOOD, N. J.—New Colonial house 7 large rooms, every improvement; nea-depot; grice \$12,500; terms to suit. Al-12 rooms house: \$4 acre plot: \$20,000; owner-on premises. M. B. WILLCOX, 4 Marshail av., Ridgewood, N. J. MANY atractive homes, Mount Vernon and vicinity, \$10,000 to \$55,000; choice sections. L. T. CARROLL, real estate, 6 North 2d av., Mount Vernon; tel. 274.

MUST sell two fine homes near Sound; 46 minutes from New York; \$10,000 and \$10,000; terms to suit. W. TAYLOR, tel. 130J. Manaroneck.

HUTHERFORD, N. J.
Twelve room residence, excellent neighbor hood; large plot; easy terms; possession. F.
J. GUILFOYLE & CO., 165 Broadway. Cort.

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We still have a few desirable homes for sale only (nothing for rent). Full particulars, with photographs, &c., at our city office.

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Homes, all sections and prices. Avail your selves of our "Homes Within the Hour service. J. CLARENCE DAVIES, 32 Nassa

FARM PROPERTY.

PLOT 100x200, 8 rooms, bath, attic; front, rear porches, concrete cellar, laundry; electricity, gas, open fireplaces, hot water heating; garage; shrubbery; 5 minutes to station; \$15,000; cash \$5,000, NUTLEY, DO Melbourne av., Mamaroneck, N. Y. \$4,000, half cash; 100 acres; 2 teams, 6 c chickens, 4 pigs, tools, crops, quantity of fruit; full set of outbuildings; Columbia county, near village; wonderful country; personally inspected. WOLFE & DOUGLAS opposite Harlem station, Mt. Vernon, N. T. UNUSUAL opportunity to purchase a won-derful country place; complete in every detail; 20 miles from New York city; \$67,500 for ten days; worth \$80,000 FRANK L. FISHER CO., 59 EAST 42D ST.

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Misceltaneous. FARMS for sale; catalogue free. E. A STROUT FARM AGENCY, 150 Nassau st

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FOR Rent-Eight room house; all conveni-ences; easy commutation; possession Sep-tember 1; \$75. Phone Dongan Hills \$77W. GREENWICH, CONN.—Beautifully furnished house for rent; 12 rooms, 3 baths, garage, garden, &c; exceptional opportunity. Tel. 948 party R. Greenwich. party R. Greenwich.

NEW HOUSE, kitchen, pantry, dining room living room, reception hall and sun parlor four bedrooms and bath on second floor; large open attilic; high, dry cellar with laundry; all hardwood floors, electric, gas and steam heat; lot 42x100; drive; price \$13,000; will lease for \$1,500 per year. W. F. HOFF-MAN, 191 North Park st., East Orange, Phone Orange \$555M.

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HELGIUM.—For sale—Reautiful estate, heart of Brussels, 87 metres front, everlooking Grand Boulevard (between Nord and Bourse), 80 metres overlooking another important thoroughfare and 18 metres in side street; building superficy 795 square metres; ground superficy 1,182 square metres; altogether 1,977 square metres, Apply to the notaire Mc BULCKE, 63 rue Gallait, Brussels.

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City or Westchaster county
Property wanted, lots and houses,
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DOMATO PICIULO, 507 5th av.
PRIVATE house wanted to buy, between 702
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West 42d st., New York.

WANTED—To lease private dwelling, Mount
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WANTED—To buy or rent building suitable
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E. 119th. Dame v. N. J.

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> BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive,

DESIRABLE office, fronting Broadway, near Wall; 500 feet; furniture can be bought. Reply, stating business, A., 74 Broadway. Murray Hill 9044.

St., Hoboken: lot 25x100; store, 2 flats above store and garage; capacity 6 cars; best business locks; some stores in neighborhood rent all year round home in large sectuded plot of high land; unobstructed view of Hudson; three story bricks building, with red Spanish class connecting rooms, tilled bath; five minutes and kitchen, or unturnished; boken.

THREE large high class connecting rooms, south bouse, ac.; long and kitchen, parquet; centrally located fine residential section. Bedford 5312.

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THERE large hig

CORNER STORE and basement, about 1,300 square feet; corner 53d st. and Broadway; lease. Apply PAGIFIC, 221 West 53d st. DESK room, mailing address, stenograph service. Telephone 460 5th av., room 60

OFFICES, very light, desirable; moderate rental, considering building; immediate pos-session. Vanderbilt 5610.

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DESIRABLE space can be had in Newark, N. J., less than five minutes from Market st. station of Pennsylvania Railroad; space consists of two floors; each floor contains approximately \$,250 square feet; the building is fireproof throughout, has heating and lighting facilities; lease can be had for a long term; space is desirable for manufacturing, storage, &c. Terms can be had by communicating with principal, W. A. CAR-MODY, Treasurer, 597-403 Market st., Newark, N. J.

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WILL purchase Plaza telephone or divide as party line. Room 2505, 61 Broadway.

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PRIVATE house and two car garage, with chauffeur's quarters, at Long Beach, L. I.; 9 rooms, 3 marquet bedrooms, electric light, gas, steam heat; occupancy September 10 until May 15, \$2,000, K., 225 Sun-Herald, Herald sq.

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East, West Bide.
APARTMENT RENTING CO.,
176 West 12d st. Phone Columbus 1377.
APARTMENT MODERN BUILDING,
2, 4 master bedrooms; spacious and beautifully furnished. Agent, 502 Park av.
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First class furnished apartments; bargain; lears and short learns and short First class furnished apartments; bargain; long and short leases; avoid hunting. Tele-thone Cathedral 5825.

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COMPLETELY furnished, 2 rooms, bath, kitchenette, until April, 1821. C. R. NAY, 502 Madison av.

ELEGANT furnished apartment, Riverside Drive near subway station, below 119th st.; \$500 per month; for one year; possession. Address, HILLENBRAND, 1050 Amsterdam av.

sterdam av.

ENTIRE floor in private house, newly furnished, suits of living room, bedroom and
private bath, with maid service and meals
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84 HAST SED ST.

Three room apartment, foyer, kitchen and bath; open fireplaces; rooms 22 feet square; also handsome studio apartment, with messanine bedroom and bath; hotfl service; to lease, furnished or unfurnished; open fireplace; every modern convenience; immediate occupancy, inquire of agents, EVERETT M. SEINAS CO., 4520 MURRAY HILL. 507 5TH AV. (42D). 59TH ST., 38 West-Overlooking park; 2 and 3 rooms, kitchenette. 8 rooms, Ritchenette.

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76TH ST., B.—Elegantly furnished bachelo apartment, between Madison and Park; al conveniences, service. Telephone Rhinelander 86TH ST. IT West.—S rooms, handsom furni , May to October. LEWIS MAY. West 27th St., apartment 2D. SOTH ST., 332 West.—Two rooms, bath, kit enette; immediate; after 2. ORR. enette; immediate; after 2. ORR.

BID ST., S. W. CORNER MADIBON AV.

Newly decorated apartment, 1 room and
bath; \$50 up; 2 rooms, bath, \$75 up; hotel
service; extraordinary value; block from
park; restaurant. Hotel Ashton. Tel. Lenox

98D, 64 W.—Are you looking for artistic small home, moderate rental, sell furni-ture and furnishings? Investigate, ALLEN. 202 Madison Av.—Two rooms, kitchenette and bath, artistically furnished, second floor. Call mornings. ELLA M. O'KANE, Telephone Murray Hill 1229.

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AT LONG BEACH, NEAR STATION AND OCEAN, EXCELLENT LARGE ROOM IN PRIVATE DWELLING; ALSO MODERN SIX ROOM APARTMENT; IMMEDIATE POSSESSION; WEEKLY OR UNTIL OCTOBER 1; LOW RENT, APPLY TANKOOS, 11 JOHN ST., NEW YORK, 6838 CORTLANDT.

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Above 14th St. to 59th St. (Inclusive), East River to North River.

East River to North River.

ATTRACTIVE apartment, 7 rooms, 2 baths, \$4,500. Supt., 168 W. 58th st.

BRYANT PARK STUDIO BUILDING (Cafe des Beaux Arts), 40th st. and 6th av.

STUDIO APARTMENTS, consisting of large, spacious studio, with 1 or more rooms and bath; strictly high class; available October 1.

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PARLOR floor apartment, private house heat, electricity; \$75. KELLY, 643 3d av. 34 EAST 52D ST.
Three room apartment, foyer, kitchen and bath; open fireplace; rooms 22 feet square; salso handsome studio apartment, with mezzanine bedroom and bath; hotel service; to lease, furnished or unfurnished; open fireplace; every modern convenience; fmmediate occupancy. Inguire of agents.

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Above 89th St .- 5th Av. to North River.

APARTMENTS FOR SALE,
236 WEST 70TH ST.,
5, 4, 5 and 6 room apartments,
PEASE & ELLIMAN,
340 Marison av., New York,
Telephone 6200 Murray Hill.

NEWLY renovated 4 room apartment, to floor of private house, at 10 West 84th 8t \$1,800: references required. Inquir CHARLES FLAUM, 44 East 23d st. 'Phon 86TH ST., 206 W.-Two rooms, forer, kitch enette, vacant, in high class elevator apartment building; \$1,500 per annum. Apply on premises. GUYON L. C. EARLE, Agent. \$07H, \$16 West.—Six rooms, two baths \$1,700, SHARP & CO., 2489 Broadway.

Washington Heights, Above 125th St. West of 8th Av. RIVERSIDE DRIVE, 835 (west of 158th st.)-New elevator apartment building, now being completed: 4, 5 and 6 rooms. Apply agent, on preintess.

156TH ST., 625 West.—Nine rooms, three baths; exceptional apartment for high class tenant; \$3,000. Phone FISHER, 4316 Worth,

APARTMENTS WANTED.

WANTED-7 room furnished apartment for six months or longer, from Oct. 1; small family; north of 72d st., West Side. Write only, E. A., Room 905, 198 Broadway, New York City.

Unfurnished. LIST TOUR APTS. and HOUSES with us, sale or rent; tenants waiting. J. CLAR-ENCE DAVIES, 51 East 42d. Vandbit 9744. WANTED-Modern six room and two bath apartment, West Bide, between 72d and 110th sts., for October 1 occupancy. Com-municate by mail or phone, BYRON E. VAN RAALTE, 79 5th av.

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LEXINGTON AV., 249 (35th st.).—Elegant parlor floor, suitable for professional use, LARGE rown, private bath; conveniences; gentlemen only. Stuyvesant 7486. MADISON AV., 1308.—Adjoining rooms; tw persons; private house; no other roomers non-housekeeping; 11 to 5. \$40.00; also two rooms. \$40.00; also two rooms. \$4TH ST., 232 East.—Comfortably furnished rooms for gestlemen; \$2-\$2.50. \$2D, 118 E.—Attractive single and double rooms, near bath. 4943 Lenox.

BEAUTIFULLY furnished 2 room fron suite; Victrola; private entrance; gentie men. Academy 1120.

men. Academy 1120.

BROADWAY, between 72d and 79th.—Atractively furnished two room suits in modern apartment; \$100 per month; gentleman only private Christian family; no other roomers. Seen by appointment. Tel. Schuyler 2927. BROADWAY (148th st.).—Two large front rooms; \$17; single \$7. Audubon 8252. WHITE. ENTRAL PARK WEST, 424 (103d st.) Exceptional accommodations for 1 or congenial young men in well furnish bachelor apartment; housekeeper in attenance; best home cooking; freedom and accessibility; plane; shower; reasonable. Photacademy 2801. JEFFORDS. HIGH class four room elevator apartment, beautifully furnished; lease; contents; \$1,850; leaving city. Phone Audubon 4537, Mrs. CLAUSS.

LARGE front room, with dressing room, high class; one or two gentlemen; private house, private family; electricity; subway Broadway, 103d st. Riverside 2010. Broadway, 103d st. Riverside 2010.

RIVERSIDE DRIVE, '90e. — Beautiful large room; priyate apt. Phone River 838d.

WEST END AV., 265—Attractively furnished large private room and bath; also a number of finely furnished small rooms without bath.

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YOUNG Christian couple offers front two room suite, also another large room; homelike, cosy; new attractive furniture; particularly suitable for couple or two young men who desire refined congenial home in exclusive neighborhood in modern elevator apartment on Washington Heights; anticipate giving real home cocked meals in fall; splendid transportation. Phone Wadsworth 8812, apt. 32.

22D. 350 West.—Beautiful, attractive 2 room suite, \$20-\$22; reference.

BOTH. 184 West.—Large front room, purp. suite, \$20-\$22; reference.
50TH, 184 West.—Large front room, running water, hot, cold. Circle 3450,
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718T, 305 WEST.—Suits with private bath; also larre double room; gentlemen only. Phone Columbus 174. Phone Columbus 174.
75TH, 235 West.—Elegantly furnished rooms; high class house; electricity; phone.
76TH, 239 West.—Large, well furnished room, twin beds, with, without private bath; \$12.918; gentlemen.
84TH ST., 141 West.—Parlor and two bed-rooms; well furnished; board, or bitcher

rooms; well furnished; board or kitchen privilege. Telephone Schuyler 5956. DAU-PHINE.

FURNISHED ROOMS TO LET.

93D (2941 Broadway).—Front suite, kitchen-ette; business couple. Mrs. LOTT. 102D, 235 West.—Pleasing, homelike Broad-way suite, bath, telephone, elevator; gen-tlemen, ALLEN. 108TH ST., 201; West.—Large room, adjoining bath; all improvements; private. Academy 420, 110TH ST. (block from subway).—Beautifully furnished large room; also room with pri-vate bath; \$12.50 up; private family. Phone Cathedral 7205.

112TH ST., 604 West (Riverside) .- Attractive front room; elevator apartment; gen lathedral 7810. rooms and bath; also single room and bath. Phone Cathedral 1980, apartment 11.

113TH (between 7th and 8th ave.—Beautiful large double front room, furnished; two gentlemen. Cathedral 6159. gentiemen. Cathedral 6159.

126TH ST., 181 West.—Beautiful double parlor, corner, five windows: running water, fine house; suitable for doctor. Morn. 378.

134TH, 516 West.—Room, suitable for two friends. O'REEFE, Phone Morn. 5119.

147TH, 547 West.—Front suits, parlor and alcove; also large single room, with running water, nice closets; high class. Tel. Audsbon 4623.

14TH, 802 West.-Large front room, adjoining bath; electricity; all improvements; private. 1718T ST., 632 West.-Beautiful furnished 1718T ST., 632 West.—Beautiful furnished room, facing B'way, adjoining bath; gentle-man only, Phone 2227 Wadaworth, Apt. 4D. 172D, 715 West.—Newly furnished, elevator. Apt. 42. 179TH ST., 629 West.—Corner room, adjoining bath; breakfast privileges; business wom-an. TIBUTT. 178TH ST., West (45 Pinehurst av.)—Large room, private family; any evening.

362 William st., East Orange, one block from East Orange Station.—Large, airy rooms, porch and yard; refined environ-ment. FURNISHED ROOMS WANTED.

BUBINESS woman, Christian, would like nice clean airy room; breakfast or board optional; city or easy commuting. CAGNEY, 681 5th av. Telephone Plaza 3637. BOARDERS WANTED.

S20 RIVERSIDE DRIVE. Every room river view, with bath, tele-phone, elevator, hotel service, specializing home cooking: refined surroundings, cater-ing to individual tastes and offly highest grade patronage. Now booking for Fall. 54TH ST., 58 West.—Attractive rooms; ex-cellent board; table boarders accommo-dated; transients. SSTH ST., 57 E.—Rooms with board; private baths; transients accommodated; refer-

STH ST., 287 WEST.
EXCEPTIONAL ROOM FOR COUPLE
OR BACHELOR; EXCELLENT CUISINE.

COUNTRY BOARD.

Long Island. ARVERNE, L. I., 146 68th st. (block to sta-tion)—Superb accommodations; refined guests; reams facing ocean; excellent cui-sine; reservations now being made for fall; inspection invited; Christians preferred. Phone Belle Harbor 270, Miss KEARY. BAYSHORE. - Boarders taken, week month; also week-end parties; good table board; city references. VOGES, O'Neill av. Tel. 115R Bayshore. IDEAL country home; children; excellen care; educational advantages; \$75 up; be-ginning September; teachers. Tel. Bayside 604

Staten Island, OCHAN VILLA FARM, Arrochar, S. I.—
Fresh vegetables from farm in season; bathing, tennis, excellent meals; large rooms,
with running water; rooms en suite; beautiful view of lower bay; 50 minutes to Wall st.
Tel. Tompkinsville 2297. P. G. PATTERSON.

HERLYN LODGE, Rockland av., Mamaro-neck.—Large, alry rooms, veranda, lawns, with forest shade; electricity and baths; ex-cellent table; own farm products; open all year round; reservations being made for win-ter. Phone Mamaroneck 58.

CHILDREN'S HOME, unlike institution, away from city dangers; beautiful surrevendings; happy, healthy children; not far cut; mother's care; breathing exercises, training of temper, proper food. Dr. FAUST, Valley Cottage, N. Y.

ROSE CITY INN .- An unusual home for dis criminating people; one of the handsomest homes in Madison, N. J.; two acres old shade; open year round; large dancing room; best food, properly cooked; every modern convenience; \$20.\$25, single; \$40.\$50, double; three minutes to D., L. & W. station. Phone 493.

PUBLIC NOTICES.

LEGAL NOTICES.

SUPREME COURT, NEW YORK COUNTY.

-United States Trust Company of New York, as trustee under the will of Jabes A. Bostwick, deceased, for the benefit of Helen C. Bostwick, Evelyn Bostwick Voronoff, and others, Plaintiff, against Evelyn Bostwick Voronoff, Marion Caratairs de Fret, Evelyn Francis, Francis Francis, Jr.: Marie S. Gilbert (formerly Bostwick), individually and as executrix of the last will and testament of Albert C. Bostwick, deceased; Dorothy S. Bostwick, Albert C. Bostwick, Lillian S. Bostwick, Dinbar W. Bostwick and George H. Bostwick; Marie S. Gilbert and The New Rochells Trust Company, as general guardians of the estates of the infant defendants. Albert C. Bostwick, Lillian S. Bostwick, Dunbar W. Bostwick, Lillian S. Bostwick, Dunbar W. Bostwick, Lillian S. Bostwick, Dunbar W. Bostwick and George H. Bostwick, and the Farmers' Loan and Trust Company, as executor of the last will and testament of Helen C. Bostwick, deceased, Defendants. Summons.

To the above named Defendants:

You Are Hereby Bummoned to answer the complaint in this action, and to serve a copy of your answer on the attorneys for the plaintiff within twenty days after the service of this summons, exclusive of the day of service; and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint.

Dated July 12, 1920.

or answer, jugament will be taken against you by default for the relief demanded in the complaint.

Dated July 12, 1926.

STEWART & SHEARER,
Attorneys for Plaintiff.

Office and Post Office address, No. 45 Wall Street, Borough of Manhattan, City of New York.

To the defendants Marion Carstairs de Pret,
Evelyn Francis and Francis Francis, Jr.
The foregoing summons is served upon you by publication pursuant to an order of the Honorable John V. McAvoy, a Justice of the Supreme Court of the State of New York, dated August 14, 1920, and filled with the complaint in the office of the Clerk of the County of New York, at the County Court House, in the Borough of Manhattan, City, County and State of New York,
Dated New York, August 16, 1920.

STEWART & SHEARER,
Office and Post Office Address, No. 45 Wall Street, Borough of Manhattan, City of New York.

RIVERDALE STORAGE WAREHOUSE
152-154 WEST 12TH STREET.
New York, August 17th, 1920.

New York.

RIVERDALE STORAGE WAREHOUSE 132-164 WEST 127TH STREET.

New York, August 17th, 1920.

To C. E. Duffner, Mrs. M. Reith, Mrs. C. Hammond, Mrs. Ellen Blake, Eugene Multer, Charles Wood, B. G. Moon, P. M. Mylod, F. W. Davison, Mrs. Lawaris, R. W. Nevin, on ink, Mrs. C. Lawary: You and each of you lat are hereby notified that the time for payron ment of our lien upon the property hereins; after described having expired, after due notice thereof had been given you, we will acause such property, to wit, Household furnishings, comprising beds, bedding, chiffoniers, bureaus, chairs, settess, davenports, tables, stands, sewing machides, china and giass closets, crockery, giassware, kitchen tables, stands, sewing machides, china and giass closets, crockery, giassware, kitchen the books, bookcases, brio-a-brac, pianos, musical instruments, statuary, vehicles, paintiare inventory issued to you by this warehouse, to be sold at Public Storage Warehouse, to PHINE.

Self H. 320 WEST - Two rooms, lavatory, use of Sath; references required. Apartment I RIVERDALE STORAGE WAREHOUSE, West, Schopler 3810.

BUSINESS OPPORTUNITIES

ARTIFICIAL fruit; artistic handwork money making; spiendid opportunity, 382 ABTIFICIAL fruit; artistic handwork; money making; spiendid opportunity. 385 Bushirick av., Bklyn. Ground fl. back, right. BEST located gents' furnishing store in Niagara Falls for sale; dandy business; good reasons for selling. Address B. W., 603 Niagara st., Miagara Falls, N. T. ENGINEERING concern in Engiand, with branch in Parls, are open to manufacture and exploit in Europe an American specialty in press tool work, on royalty. Apply F. C. BLACKWELL CO., Ltd., 57 Moorfield st., Liverpool, England.

HAVE YOU A LEGITIMATE BUSINESS ou wish to sell without publicity? Or seeking associate with capital for expansian? See

ROBERTS-FROST COMPANY, 505 5th av. MuFray Hill 3851. BOOKLET MAILED UPON REQUEST. BOOKLET MAILED UPON REQUEST.
HIGHEST CLASS CONCERN (motor truck
builders) can employ additional capital to
the extent of \$200,000. Surplus assets over
\$240,000. Capital needed to fill contracts agsregating three millions, net profit 25%.
Proposition will stand most rigid investigarepresentatives piease communicate with R.
S. T., look box \$11, Madison Square Station,
New Tork city.

INACTIVE partner wanted in growing busi-ness. Room 203, Havemeyer Building, 26 Corlandt.

MARINE engineer or marine mechanic accustomed to handling men, with capital for investment in growing concern. O., 1604

Sun-Herald, Brooklyn.

Sun-Herald, Brooklyn.

Well established firm having splendfdly furnished office in fine location, contemplates opening "business chance" department of best type; can use hustling man of broad experience and proven integrity as manager; financial investment unnecessary.

M. 59 Sun-Herald, Herald square.

WEI WANTAMAN.

Well established investment house, with splendfdly furnished offices, opening a real estate department, requires the services of an energetic, capable real estate man, to take entire charge of department on profit sharing basis; no investment required; communition treated in strict confidence. M., 56 Sun-Herald, Herald sq.

FOR SALE-MISCELLANEOUS.

FOR SALE—Complete garage equipment, in-cluding pool table, &c., for chauffeurer room: price, right. HULETT MOTOR CAR CO., 1884 Broadway, New York city.

Furniture.

FOUR room furniture for sale at 991 Sum-mit av., Bronx. Inquire A. LENDER, No dealers. Call between 4 and 10 P. M. FURNITURE.—Attractive plang, studio fur-niture. 103 East 29th, Apt. 119. Mad. 2560.

PURCHASE AND EXCHANGE.

I pay 25% more than any one for your fur niture, rugs, planos, paintings. BAISLE's 115 University place (Stuyvesant 2298). HIGHEST
PRICES BRODY'S diamonds, false teeth
REFINERY
213 Flatbush av., B'klyn A.—A.—I pay highest cash price contents apartments, works of art, planes, Orienta rugs, statuary, linens, books; don't sell be-fore you get my offer. PARR, 408 Audubor av. Wadsworth 8336.

SITUATION WANTED-FEMALE

Cooks, &c. COOK.-Neat, competent young woman a cook or competent houseworker; good cit reference. Call in stationery, 443 Amster dam av. OOK, experienced, competent, white; hair time, hours 4 to 8. Also cook and house orker, white; full time; wages \$75. Phone leives \$217. dam av. COOK, Swedish, or housework: apartment references; wage \$80. Box 133, 1039 3d av COOK, waitress; go together; city. Cal 16-12, 367 E. 76th. COOK, good, - Swedish; good references wages \$60-\$65. 302 East 51st et. COOK, first class, German American. 673 Amsterdam av. 998 Schuyler after 9. COOK wishes position. 302 E. 57th st.

WOMAN with boy (11) wishes work, plain cooking and little housework. Answer by letter only, Mrs. M. Emi, 73 Prospect st. White Plains, N. Y.

ABSOLUTELLY competent dressmaker, American; evening gowns, remodelling; references; out. \$5. Telephone Schuyler 4754.
Miss Fairman, 145 West 84th.
ARTISTIC, smart gowns quickly made; expert remoodelling. Austin, Academy 2220.
Apt. 8. FRENCHWOMAN desires mending, darning by day; best of references. \$2.50 a day L., 274 Sun-Herald, Herald square. GOWNS, waistcoats, elegantly made, re-modelling; reasonable, out; \$5. Black, 506

SEWING by woman, day or week. Simmons, care of Powell, 19 W. 133d st.

GENERAL housework by woman three days a veek. T., 1903 Sun-Herald, Bronx. HOUSEWORKER, very neat, willing, oblig-ing; colored; half time. Williams 11 East 131st. 131st.
HOUSEWORKER; sleep out; competent, pleasant, obliging; colored. Wilson, care Kennsdy, 322 Lenox av.
HOUSEWORK-French woman wants steady position; sleep home. French, 233 W. 20th. HOUSEWORK-Foung girl. Call 2079 8th av. Ring Forde's bell. av. Ring Forde's bell.

HOUSEWORKER, good cook; apartment;
Protestant people. Write Lene, 219 W. 83d.

HOUSEWORK, day, week; elderly American
woman; moderate. 419 W. 37th, rear house.

HOUSEWORK for two in family; good cook,
waltress. 311 West 119th st.

LAUNDRESS or cleaner, day's work. 454
West 49th. Tel. 1896 Longacre.
WASHING to take home. Carrington, 122
W. 137th st. Nursea, &c.

NURSE, practical, high class, middle age, gentlewoman, highest reference, wishes position with gentleman and wife; very capable, congenial, willing; first class tamily; only reply; ready to fill positic Oct. 1. K., 197 Sun-Herald, Herald

NURSE, colored girl, wishes position is beauty parior. Yeldell, 198 W. 144th. NURSE girl, refined; care of child. Eula care Taylor, 186 W. 181st.

Waltrosses, &c WAITRESS, English, thoroughly understan her work; small adult (Christian) famil highest wages; references; letters. L. 7

SHEET BURNEY

ABRIBTANT bookkeeper, graduate of bus newAccional and the confident of the confidence CASHIGH—Refined woman as cashler, with control of the control of t

Refinedayojing levoluser wilness tilledobaling (via as governess and comprised decryother) lady; languages musici-lady; languages; lady; languages musici-lady and forthing by familiar with all dresseds inforthing, ing, including cross-country, show ring and polo; can furnish the best of ref-erences as to character and ability, Y., 735 Bun-Herald, Herald square,

GOVERNESS, French, experienced, wishes position one, two children: full charge, good dressmaker, milliner; excellent recom-mendations, good wages. Mile. Rasset, In-verugie, Beamsville, Ontario, Canada. GOVERNESS-NURSE, educated, experienced, references; Christian; \$75. A., 1786 Sun Herald, Washington Heights. GOVERNESS, experienced children over a kindergarten training; salary \$85-\$100 Plaza 8521.

OPPICE assistant and telephone operator: experienced Christian girl; best references, \$18 or \$30. Chapman, 70 Herkimer st., Brooklyn, N. Y. STENOGRAPHER, typewriter; experience part day. Address Steno, care of Morri 471 West 145th.

Housekeepers and Janitresses

CARBTAKER wishes position in sma apartment or private house. Mrs. E. H 26 East 83d st. HOUSEKEEPER. -- Capable woman, experienced hotel housekeeper, is open for sagagement September 15. Writs A. D., 148 Columbus av.

GEMS—Grand collection of rare and valuable atones in rough, all intact, envy of syndicates for 30 years, first time on market; get with me at once for bargain, J. H. CONNEVEY, Lewisville, Ark.

SWEET cider for sale, Write J. B. HALL, Wyoming, N. Y.

TRIANGLE EMPLOYMENT AGENCY

SITUATIONS WANTED-MALE

ACCOUNTANT, public, arrangements with concerns without bookkeepers, audits, in-vestigations, systems, books opened, closed, tax reports, &c.; fees lowest. F. A. BOY-KIN, 509 West 180th st. ACCOUNTANT, junior (25), wishes connection with reliable firm; at present employed with Government. L., 280 Bun Herald, Herald square.

tony, 140 East 44th. Murray Hill 3577.

BUTLER or valet (Swedish) wishes position with bachelor or private family; excellent references. Box 222, 1039 3d av.

CARPENTER wants day's work or contract. Carpenter Shop, 385 Fulton st., B'klyn.

CHAUFFEUR - MECHANIC, married, 12 years' experience, all high powered cars, Al mechanic, careful driver, wishes position with private family. Charles Paskorich, 631 E. 137th.

married, il years' experience, desires steady permanent city position, where reliable trustworthy services required; best refer ences. Watanabe, 573 Amsterdam av. CHAUFFEUR, mechanic (31), American, 12 years' thorough experience, careful driver; own repairs' take full charge; all high grade cars. Crane, Pierce, Locomobile; understands city, country roads; reliable, courteous, steady; references, 228 E. 67th. Plaza 4749.

moderate wages; city, country. L., 290 SunHerald, Herald square.

CHAUFFEUR (83), single, expert mechanic
on any make of motor; always have cars
in smooth running order; long private driving; references on high priced cars. Cars
Saunders, 940 Amsterdam av.

CHAUFFEUR-MECHANIC neat, very obliging; wages \$25-\$30, board, room; country,
steady; references. L., 283 Sun-Herald,
Herald square.

CHAUFFEUR, experienced, refined, willing
young man, desires position with private
family; best personal references; willing to
go anywhere. Schern, 255 West 85th.

CHAUFFEUR, 7 years' experience, drives
any make car, private or commercial.
William, box 605, 1318 2d av. Rhinelander
1748.

CHAUFFEUR, colored, wishes position; private or commercial. A. Williams, 324 W. 53d. CHAUFFEUR, married, six years' experi-ence, wishes steady employment. P., 1404 3d av.

commercial; capable take care of car-reference. Write H. F., 402 West 42d st

CHAUFFEUR and useful man; country pre-ferred. Y., 727, Sun-Herald. CHAUFFEUR, competent, with reference private or shop. Helm, 141 W. 142d.

471 West 145th.

WOULD like to be companion to an elderly
lady; willing to do light housework.

Phone terms, 2 to 4, 2285 Schuyler.

HOUSEKEEPER.—Refined, intelligent woman wishes place as working housekeeper for doctor or business couple; best references Write to E. Burns, 764 East 230th st.

EMPLOYMENT AGENCIES

Situations Wanted-Female,

now opened under management of MISS SUSHE RICE at 1196 Lexington av. (61st st.). Furnial cooks, houseworkers, laundresses, waitrosses chambermaids, purses, &c. Phone Lenox 31st FOLLOW THE TRIANGLE.

ACCOUNTANT-Books systematized, audited

opened; tax specialist; arrangements firm without bookkeepers, corporation partnership accourancy; reasonable, Greene, 1457 Hud son Terminal Building. Telephone Cor-land; 1319

Herald, Herald square.

BOOKKEEPER-STENOGRAPHER, 8 years experience, desires position. K., 214 Sun-Herald, Herald square.

BUSHELMAN, all around, wants position in or out of city. Lapkovitch, care Schum, 145 Stanton st., city.

BUTLER-VALET, useful, 33, Swiss, wishes position country; references; \$55 up. Antony, 140 East 44th. Murray Hill 3577.

PUTLER or valet (Swedish) wishes position

CHAUFFEUR-VALET, Japanese: prefet bachelor apartment; nine years' experience; three years one place, 1% years last place, two years shop; A1 mechanic; honest, reli-able. Dale, 330 East 57th st.

Sidered. M. M., 390 Sun-Heraid, Heraid St.
CHAUFFEUR, mechanic, useful, Danish,
single: T ysars' references from private
families; any car; city, country, touring;
\$30 week; immediately. L., 288 Sun-Heraid,
Heraid square.
CHAUFFEUR, expert mechanic, careful
driver; Pierce, Packard, Simplex, any car;
4 years' reference last position; American
(\$60, single; \$35. L., 289 Sun-Heraid, Heraid
square.

CHAUFFEUR, mechanic (light colored), American (31), refined, willing, hard work; 9 years' references private driving; moderate wages; city, country. L., 290 Sun-Herald, Herald square.

CHAUFFEUR, wishes position private family; nine years' experiance; expert on Pierce, Locomobile, Packard, Cadillac; good references. J. Bayed, 271 West 36th.

CHAUFFEUR-MECHANIC, single, EXCEL-LENT REFERENCE; \$35 weekly; permanent; private only. L., 288 Sun-Herald, Harald eq.

CHAUFFEUR, mechanic, 12 years' experience; well known Packard expert; must be good wages. B., 1381 Sun-Herald, Haralem.

CHAUFFEUR, colored, mechanic, six years experience; familiar any car, private or commercial. Jones, 124 West 134th st. (care Wilson).

CHAUFFEUR, experienced, wishes position, private; city or country; not afraid of long hours; drive any car. F. Christopher, 40 Macdougal st.

CHAUFFEUR-MECHANIO desires position; soven years' experience; excellent reference; connwhere. E. Kramer, 339 South 5th st. Brooklyn.

Brooklyn.

CHAUFFEUR and wife, young couple, wish positions with private family; have seven years' experience; best reference from last employer. B., 1384 Sun-Herald, Harlem.

CHAUFFEUR.—First class chauffeur and mechanic, Al reforences, with private family, David Lundgren, 157 South 3d av., Mount Vernou, N. T.

CHAUFFEUR, married, 11 years' experience shop, driving Pierce, Packard, Cadliac; 3 years last position; 4 years' previous. Harris Bmith, 23 W. 62d. 8620 Wadsworth.

CHAUFFEUR. colored, wishes position;

3d av.

CHAUFFEUR, experienced, wishes position in private family or commercial or floor man in garage. Miller, 50 W, 135th.

CHAUFFEUR, married, experienced, honest, competent, careful driver; \$35. Nelson, 500 W, 143d. CHAUFFEUR, useful, anything, neat; East Indian. Javis-Kenne Lenox av. HAUFFEUR wants steady position, private

private or shop. Heim, 141 W. 1436.
CHAUFPEUR, good references, wishes posttion, city, country. C. Ricolau. 278 lat av.
COLLECTOR, married, wishes position in
real entate firm: AI reference: three years'
experience. Geo. Hoseman, 70 West 95th st.
COLORED couple, Southerners; excellent references; city or country. Green, Morningside 5678.